

CLAIM OR CLAIMS:

I claim a structure incorporating the following essential elements:

– The primary structure has at least two main floors, each generally with sufficient vertical clearance to allow the construction, erection or installation of a mezzanine at an intermediate level above the main floor so as to allow ordinary human habitation and use below and above said mezzanine.

– The primary structure is constructed with such structural elements as may be appropriate in the particular application to allow exterior walls, interior partitions, mezzanines elevated platforms or stages, suspended ceilings and finished floors to be constructed, installed, altered and removed independent of the main structure. It thus intentionally omits permanent or finished exterior or interior walls or finished floors in space allocated for final use.

– A broad segment of floor space generally no less than 6 feet but often 10 feet or more in width adjacent to the edge of the structure, and running generally the length of the structure, is constructed in such manner as to allow its use as a balcony exposed to the weather, such as by selection or treatment of materials, slope of decking and provision of drainage.

– The uppermost main level of the main structure may be constructed to allow additional secondary construction thereon, such as a penthouse, or common-use space open to the weather, such as a promenade, or a combination thereof, or with a roof or roofing in place.

– Passageway within the structure is provided by broad central corridors generally 12 feet or greater in width, which may be penetrated by light wells or more significant openings for air circulation, light or other desired effects, and may or may not be of a constant width.

– Corridors are constructed, finished, maintained and operated independently from tenant space, with such HVAC, lighting, fire sprinklers and other utilities as may be necessary or appropriate for their use or function.

– Utilities, including but not limited to electricity, water, sewage, natural gas and telecommunications, are installed in the main structure with appropriate fixtures provided at such regular intervals as may be necessary to allow tenants to connect with said utilities.

– Equipment for heating, ventilation, air conditioning, water heating and other similar needs in tenant space are generally installed, operated, maintained, modified, removed and replaced by tenants.

– The overall geometry of the structure may in a line, square, circle or with such other geometry appropriate to the building site, but always featuring a central corridor on each main level providing a primary route for movement through the length of the structure.

– Construction methods and materials are not material to this invention. The primary structure may be built using, for example, steel frame, pre-cast or cast-in-place concrete, wood frame, stone or advanced materials, depending on specific engineering, financial and other considerations of each project. The methods, devices, mechanisms and processes of facilitating installation, erection or construction of walls, partitions, floors, platforms and stages in tenant space are similarly not material to this invention, and may be created, selected or designed for specific projects based on relevant engineering, financial and other considerations.